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To: DA Submission Mailbox
Subject: Online Submission

03/09/2024

MR Peter ROLSTON
1 / 26 - 28 Foamcrest AVE
Newport NSW 2106

RE: DA2021/2173 - 394 Barrenjoey Road NEWPORT NSW 2106

Amended Plans for Newport SLSC's Club house renovations

The existing clubhouse has evolved organically over the last 90-odd years without a rational master plan. This has resulted in the current building being dysfunctional and inefficient in several areas and this restricts and often hampers the Club's operations.

The SNPP's proposition that the Clubhouse can be relocated to another location appears to be ill-founded and not based on sound technical or engineering facts.

The reports prepared by the Council's expert consultants as part of the DA review package clearly demonstrate that any such relocation of the Club's facilities faces significant constraints due to a range of environmental and physical constraints, not to mention the potential loss of public parkland or parking resulting from a relocated building footprint. •

Due the age and haphazardly planned nature of the current building, several pedestrian and user conflicts have evolved, creating a range of work health & safety risks to the Club's members and the public. The proposed renovation and rationalisation of the Club's facilities create the opportunity to adequately address WHS issues associated with the ageing building and bring it into line with current-day compliance and safety standards. •

The existing clubhouse building is not Disability Discrimination Act (DDA) compliant. Many areas within the existing building are not accessible due to floor-level changes that prohibit equitable access. Additionally, the existing lift access to the building is very poorly located, and the Club/Council have had ongoing issues with the existing lift's operation and maintenance. The proposed renovation and rationalisation of the Club's facilities create the opportunity to adequately address non-compliant disabled and equitable access aspects of the existing Clubhouse and bring the building up to modern-day accessibility compliance standards. •

The decision to deny the Council the ability to install coastal protection works in front of the existing heritage-listed Newport SLSC Clubhouse will result in the ultimate potential destruction of this vital community asset and the traditional home of the Newport Surf Club since the 1930s. •

The amended DA proposal incorporates necessary coastal engineering protection measures for the existing Clubhouse, which must be undertaken as a priority to avoid the potential for significant damage or the possible destruction of our Clubhouse due to a significant storm event. These coastal protection works are essential to maintain public safety and are required regardless of whether the Clubhouse is renovated and should be undertaken as soon as practically possible.

I therefore support the councils plans for renovations as proposed.

